

A Planning Board Meeting took place on Tuesday, September 27, 2022, at 7:00 P.M. at Village Hall, 9 Fairlawn Drive, Washingtonville, New York.

PRESENT:

Planning Board Members Richard Calore Jr., Bob Buchalski and Tom Gildea.

ABSENT:

Planning Board Chairperson Celina Rofer, Planning Board Member Maria Murdie.

ALSO PRESENT:

Planning Board Attorney Stephanie Tunic-Midler, Village Engineer John Petroccione, Building Inspector John Terry.

PLEDGE OF ALLEGIANCE TO THE FLAG:

Planning Board Member Bob Buchalski led the Pledge of Allegiance to the Flag.

ANNOUNCEMENT – RESIGNATION – PLANNING BOARD CHAIRPERSON CELINA ROFER:

Planning Board Chairperson Celina Rofer is officially resigned from the Planning Board effective the week of September 19 – 23, 2022.

RESOLUTION – ELECTION – PLANNING BOARD CHAIRPERSON – BOB BUCHALSKI:

Planning Board Member Richard Calore Jr made a motion, seconded by Planning Board Member Tom Gildea for the approval of “Bob Buchalski” to be elected as the new Planning Board Chairperson as of September 27, 2022. Said Resolution passed by a unanimous vote of the Planning Board. 3 Ayes, 0 Nays, 0 Abstentions.

RESOLUTION – EXECUTIVE SESSION – PLANNING BOARD & TOWN COUNCIL:

Planning Board Member Richard Calore Jr made a motion, seconded by Planning Board Member Tom Gildea for the approval of the Planning Board Members, Planning Board Stephanie Tunic-Midler, Planning Board Member Maria Murdie (VIA Zoom), Village Engineer John Petroccione and the Town Council Members to go into Executive Session to discuss matter. No action will take place in Executive Session. Said Resolution passed by a unanimous vote of the Planning Board. 3 Ayes, 0 Nays, 0 Abstentions.

RESOLUTION – END EXECUTIVE SESSION – PLANNING BOARD & TOWN COUNCIL:

Planning Board Member Tom Gildea made a motion, seconded by Planning Board Member Richard Calore Jr for the approval to end the Executive Session with the Town Council to discuss matter. Said Resolution passed by a unanimous vote of the Planning Board. 3 Ayes, 0 Nays, 0 Abstentions.

DISCUSSION – EFRON HALPERT – 36 NORTH STREET – 36 NORTH STREET LLC:

Planning Board Chairperson Bob Buchalski indicates that a discussion regarding Property address, 36 North Street, Owner Efron Halpert of 36 North Street LLC, regarding the Application for a Site Plan, SBL 107-2-63, RN Zoning District, Proposed Use of Multi Family Dwelling, Constructing One 6-Unit Town House Dwelling and keeping and converting existing Single-Family Home to a Two-Family Dwelling and removal of Existing Garage.

Village Engineer John Petroccione indicates that the Proposal Information was sent to the DPW and Water Company regarding the Water Plan. As soon as we get comments back, we will discuss sewer line. Infiltration area, how it will be protected during construction, it was completely taken off the plan. They Specified Light Fixtures.

Discussion regarding the Lighting, Parking Plan, and the Landscape Plan took place. For sidewalks, there is an 18-inch step to building. Stormwater, everything will run down driveway. Planning Board Members indicate their concerns about Snow Removal, Garbage Trucks, 12x12 dumpster, Space for recycling and Guest Parking were brought up to applicant.

Applicant Efron Halpert indicates that the Garage counts as one parking space. The Basement is considered as the garage, as lowest level.

Planning Board Member Stephanie Tunic-Midler indicates that there was an email from DEC saying that they were going to issue a screening order.

Applicant Efron Halpert indicates that he received that Letter. He also indicates that Owner is thinking about renting. The owner did a traffic study.

Planning Board Attorney Stephanie Tunic-Midler has the traffic study on file, she suggests getting a list of all documents that are on file so that we can keep track.

DISCUSSION – JAMES CASAZZA – AZTEC FARM LLC – 19 SOUTH STREET & 23 SOUTH STREET:

Planning Board Chairperson Bob Buchalski indicates that a discussion regarding Property address 19 South Street and 23 South Street, Property Owner James Casazza of Aztec Farm LLC regarding Lot Line Revision SBL 118-1-4 and SBL 118-1-3 and 121-1-1.1 RA and BG Zoning District. Proposed Use Lot Line Revision of Casazza for Aztec Farm Revisions to revise existing 1.55 Acre Residential Lot to 3.44 Acres and addition of two lots to Parcels.

James Casazza indicates the plan regarding this property address to the Planning Board Members.

Village Engineer John Petroccione questions the lot line regarding the property. Without the petition to go through, the applicant is still looking for proposal to work on those lot lines. No change of use is anticipated. Will reach out to surveyor to indicate information on map.

SET DATE – CONTINUATION OF PUBLIC HEARING – 61 EAST MAIN STREET:

A Discussion Regarding 61 East Main Street LLC, property address 61 East Main Street, application for site plan and lot line removal, SBL 114-1-3.22 and 113-2-3-1 for Zoning District Proposed Use Demolition of Existing Multi-Family Dwelling and Construction of Two 7,000 Square Foot Two-Story Apartment Building with 14 Apartments and 28 Bedrooms Total with each along the parking facilities took place.

RESOLUTION – CONTINUATION OF PUBLIC HEARING – 61 EAST MAIN STREET:

Planning Board Member Richard Calore Jr made a motion, seconded by Planning Board Member Tom Gildea for the approval to continue the Public Hearing regarding 61 East Main Street on October 25, 2022, at 7:00 P.M at the Village Hall. Said Resolution passed by a unanimous vote of the Planning Board. 3 Ayes, 0 Nays, 0 Abstentions.

ADJOURNMENT:

Planning Board Member Richard Calore Jr made a motion, seconded by Planning Board Member Tom Gildea and adopted to adjourn the September 27, 2022, Planning Board Meeting; said Resolution passed by a unanimous vote of the Planning Board. 3 Ayes, 0 Nays, 0 Abstentions.

RESPECTFULLY SUBMITTED,

SOPHIA FOLEY

CLERICAL ASSISTANT